

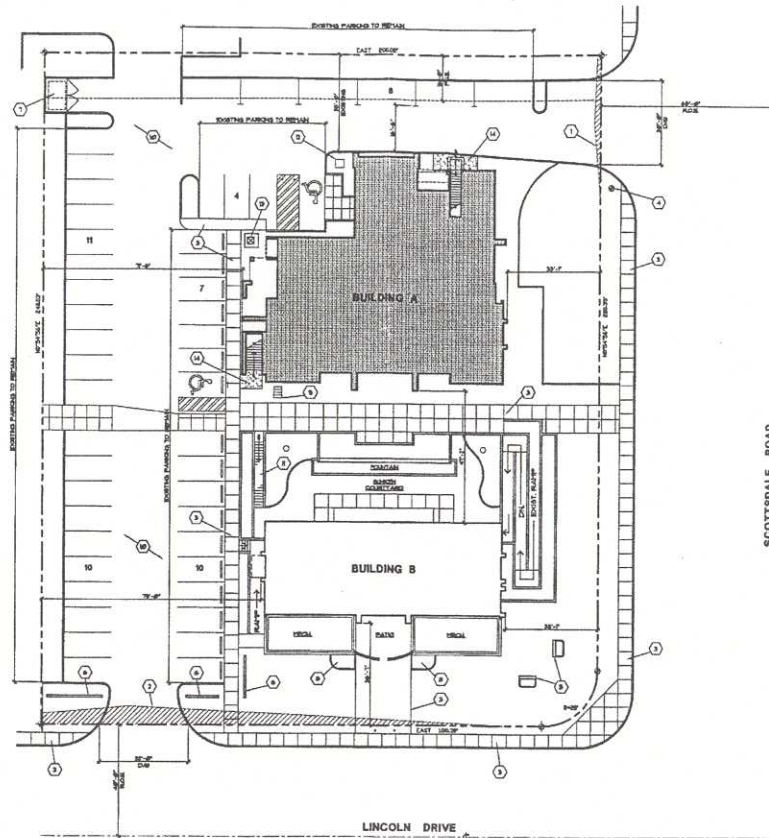
5230 NORTH 16TH STREET  
PHOENIX, ARIZONA 85016  
(602) 265-9800  
FAX (602) 265-9854

Project Narrative  
for  
Century 21

This project consists of a building addition to one of the two existing buildings located on the site. The property is 1.1 acres and is located at the Northwest corner of Lincoln Drive and Scottsdale Road. The site is zoned appropriately and is occupied as office space used by Century 21 Company and Lawyers Title Company. The new space will be class A office use also.

Building "A", the northern most building, is currently one story and 4,938 square feet. This project will add a partial second floor level to building "A" of 2,586 square feet and incidental first floor area of 334 square feet. The architectural design concept allows for the new addition to match the existing design, materials, colors and overall appearance exactly so as to integrate the overall design perfectly. The roof lines, shadow lines, recessed window treatments and style have all been carefully fashioned to minimize it's impact and blend with the existing architecture.

This project will not impact the current parking requirements on-site and will also not affect on-site grading and drainage, driveways, landscaping or require major additional utility changes. This project is scheduled for construction immediately upon successful city approvals.



SITE PLAN  
SCALE: 1/4" = 1'-0"

# KEY NOTES

1. RECORDED RIGHT VISIBILITY EASEMENT A.
2. RECORDED RIGHT VISIBILITY EASEMENT B.
3. EXISTING CONCRETE SIDEWALK TO REMAIN.
4. EXISTING FIRE HYDRANT.
5. EXISTING SIGNAGE TO REMAIN.
6. EXISTING 3'-0" HIGH SCREEN WALLS TO REMAIN.
7. EXISTING TRASH ENCLOSURE TO REMAIN.
8. EXISTING PLASTER REFS.
9. RELOCATE EXISTING (4) SPACE BACK AS REQUIRED.
10. EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN.
11. EXISTING STAINS TO REMAIN.
12. EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
13. EXISTING MECHANICAL EQUIPMENT TO REMAIN.
14. NEW CONCRETE SIDEWALK MATCH EXISTING CONCRETE PAV.

## PROJECT DATA

PROJECT NAME:	OFFICE ADDITION FOR CENTURY 21
PROJECT ADDRESS:	8888 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
OWNER:	CENTURY 21
DESIGNER:	MR.
PROPOSED USE:	OFFICE
OPENING AREA:	14,348 SQ. FT. (13.7 ACRES)
NET SITE AREA:	47,000 SQ. FT. (1.07 ACRES)
BUILDING AREA (TOTAL):	
OFFICE AREA (EXISTING):	4,538 SQ. FT.
1ST FLOOR OFFICE AREA (NEW):	354 SQ. FT.
TOTAL 1ST FLOOR OFFICE AREA:	5,272 SQ. FT.
2ND FLOOR OFFICE AREA (NEW):	12,846 SQ. FT.
TOTAL AREA (BUILDING):	17,668 SQ. FT.
BUILDING AREA (TOTAL):	
OFFICE AREA (EXISTING):	6,488 SQ. FT.
TOTAL AREA (BUILDING):	14,348 SQ. FT.
BUILDING HEIGHT:	710-STOREY
TYPE OF CONSTRUCTION:	TYPE V-H, APES
OCCUPANCY:	B
LOT COVERAGE:	14,348 SQ. FT. / 47,000 SQ. FT. = 3.05%
OFFICE PARKING REQUIRED:	14,348 / 300 = 47.8 SPACES (48 SPACES)
TOTAL PARKING PROVIDED:	48 SPACES INCLUDING 1 STANDARD ACCESSIBLE AND 1 VAN SPACE

## LEGAL DESCRIPTION

THE WEST 3/4 PART OF THE EAST 1/4 PART OF THE NORTH 1/4 PART OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 4 EAST, GLEA 4 EAST, RIVER BLVD. 1, REMOVAL, MARICOPA COUNTY, ARIZONA, EXCEPT THAT AREA BOUNDARY OF 1/4 ACRES CONVEYED TO THE NORTHEAST, HAVING A RADIUS OF 1/4 FEET AND TANGENT TO A LINE 84 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 16 AND TANGENT TO A LINE 84 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, THIS CONTAINS 1/4 ACRES.

TAX MAPS: PARCEL # 174-87-0048



VICINITY MAP  
SCALE: 1/4" = 1'-0"

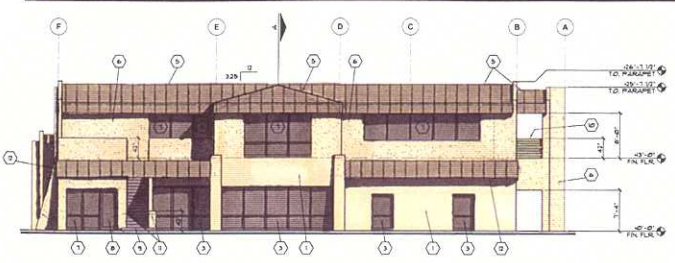
REVISIONS	BY



OFFICE ADDITION  
FOR  
CENTURY 21  
8888 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

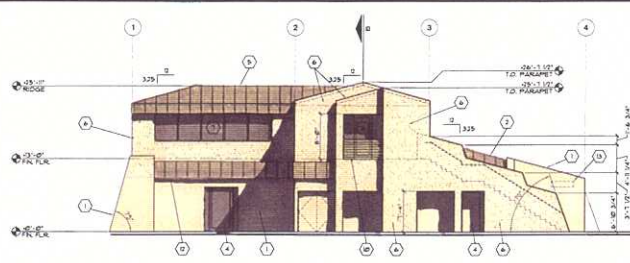
MARTENS & ASSOCIATES  
ARCHITECTURE & PLANNING  
5230 NORTH 16TH STREET  
PHOENIX, ARIZONA 85016  
TEL: (602) 252-8600 FAX: (602) 252-8624

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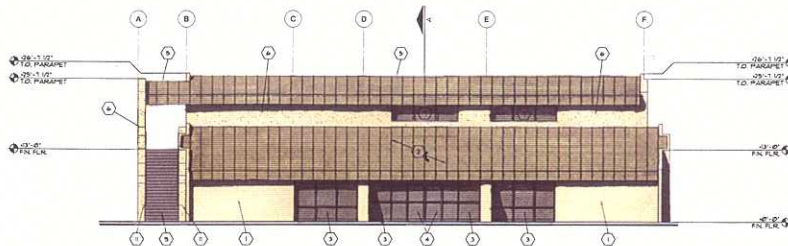
NORTH ELEVATION

SCALE: 1/8"=1'-0"



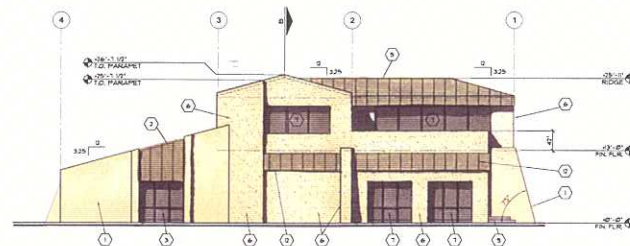
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

NEW COPPER ROOFING TO  
MATCH EXISTING. REAL  
COPPER W/ ACCELERATED  
PATINA FINISH.

BUILDING WALL COLOR: DUNN  
EDWARDS LINEN WHITE-SP150  
TO MATCH EXISTING.

KEY NOTES

- EXISTING STUCCO FINISHED WALL TO REMAIN.
- EXISTING STANDING SEAM COPPER ROOF TO REMAIN.
- EXISTING WINDOW TO REMAIN.
- EXISTING DOOR TO REMAIN.
- NEW STANDING SEAM COPPER ROOF.
- NEW STUCCO FINISHED WALL TO MATCH EXISTING.
- NEW INSULATED SOLAR GLASS (NON-REFLECTIVE) IN DARK BRONZE AND BEZEL ALUMINUM FINISH TO MATCH EXISTING.
- NEW DOOR.
- NEW STAIRS + LANDING.
- NEW POWDER COATED METAL GUARDRAIL.
- NEW POWDER COATED METAL HANDRAILS 4" DIA" ABOVE STAIR NOSING.
- NEW PINE FINISHED METAL FACADE TO MATCH EXISTING.
- TENANT SIGNAGE UNDER SEPARATE PERMIT.

REVISIONS	BY



OFFICE ADDITION  
FOR  
CENTURY 21  
6605 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

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